

1 OVERALL SITE PLAN  
SCALE: 1"=100'

LEGAL DESCRIPTION

LEGAL DESCRIPTION (WEST 5 ACRE PARCEL):

A portion of Section 32, Township 48 South, Range 42 East, Broward County, Florida, more fully described as follows:

Commencing at the Southeast corner of said Section 32; thence South 88°48'29" West, on the South line of said Section 32, a distance of 183.15 feet to the Point of Beginning; thence continuing South 88°48'29" West, on said South line, a distance of 483.59 feet; thence North 01°20'37" West, a distance of 45.12 feet; thence South 88°55'15" West, a distance of 666.73 feet; thence South 01°19'28" East, a distance of 46.43 feet to a point on the South line of said Section 32; thence South 88°48'29" West, on said South line, a distance of 401.70 feet; thence North 02°42'34" West, on the Northerly extension of the West line of Section 4, Township 49 South, Range 42 East, a distance of 62.24 feet to a point on the South right-of-way line of West Atlantic Boulevard (State Road #814, right-of-way varies); thence Easterly on said South right-of-way line the following seven (7) courses and distances; 1) North 88°55'15" East, a distance of 50.57 feet to a point of curve; 2) thence Easterly on said curve to the left, with a radius of 2351.83 feet, a central angle of 09°34'34", an arc distance of 393.07 feet to a point of tangency; 3) thence North 81°43'56" East, a distance of 224.69 feet; 4) North 73°54'56" East, a distance of 182.75 feet; 5) North 76°39'36" East, a distance of 218.02 feet; 6) North 77°44'19" East, a distance of 264.67 feet; 7) North 88°06'27" East, a distance of 239.35 feet to the termination of said seven (7) courses and distance; thence South 01°11'31" East, a distance of 268.37 feet to the Point of Beginning.

Said lands situate, lying and being in the City of Pompano Beach, Broward County, Florida and containing 217,800 square feet or 5.0000 acres more or less.

SITE PLAN/ BUILDING DATA

PROJECT DESCRIPTION: TENNIS COURT ENCLOSURE AND CLUBROOM FACILITY

PARCEL ID: 484232000143

LAND USE DESIGNATION: CR COMMERCIAL RECREATION

ZONING DESIGNATION: CR COMMERCIAL RECREATION

SITE AREA: 217,800 SF (5.0 ACRES)

WATER/WASTEWATER SERVICE PROVIDER : X

STRUCTURE USES:  
CLUBHOUSE 4,063.00 SF  
ENCLOSED TENNIS COURTS 29,442.00 SF  
EXTERIOR FENCED TENNIS COURTS 14,887.00 SF  
TOTAL 48,392.00 SF

BUILDING FOOTPRINT: 33,505.00 SF  
TOTAL BUILDING FOOTPRINT 33,505.00 SF

LOT STANDARDS:  
LOT AREA MIN 10,000SF MAX 217,800 SF PROVIDED 217,800 SF  
LOT WIDTH 100' N/A 1,552'  
LOT COVERAGE 108,895 SF (50%) 48,392 SF (22.22%)  
PERVIOUS AREA 87,116SF (40%) 122,247 SF (56.13%)  
HEIGHT 25' 105' 35'-6" (CLOSEST)  
FRONT NORTH SETBACK 25' 56'-1" (CLOSEST)  
SIDE EAST SETBACK 25' 84'-6" (CLOSEST)  
SIDE WEST SETBACK 25' 165'-3" (CLOSEST)  
REAR SOUTH 15' (ADJ. WATER) 46'-10" (CLOSEST)

AREA SUMMARY:  
LOT AREA 217,800 SF (5.0 ACRES)  
GREEN AREA 122,247 SF  
BUILDING 33,505 SF  
EXTERIOR FENCED TENNIS COURTS 14,887 SF  
VUA 40,291 SF  
SIDEWALKS AND DUMPSTER AREA 6,870 SF

PARKING DATA: AS PER POMPANO BEACH FL. PARKING REGULATIONS  
RACKET SPORTS: 3 SPACE PER COURT (6) = 18 SPACES REQUIRED  
OTHER INDOOR MEMBERSHIP RECREATION USE: 4,063 SF/300 = 14 SPACES REQUIRED  
TOTAL REQUIRED = 32 SPACES  
TOTAL ACCESSIBLE SPACES REQUIRED = 2 PER FBC  
TOTAL SPACES PROVIDED = 63 TOTAL  
TOTAL ACCESSIBLE SPACES PROVIDED = 3 PER FBC  
BICYCLE PARKING PROVIDED = 20 BICYCLES SPACES (20 REQ'D)

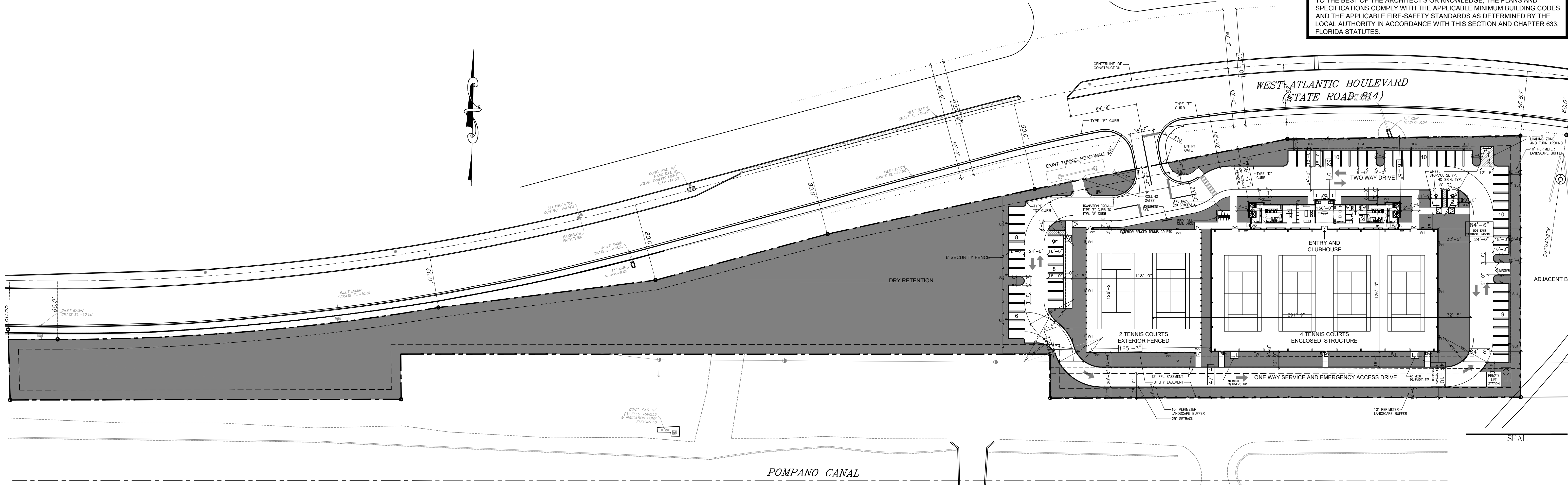
CODE INFORMATION

- 2023 FLORIDA BUILDING CODE 8TH EDITION -BUILDING
- 2023 FLORIDA BUILDING CODE 8TH EDITION-ACCESSIBILITY
- 2023 FLORIDA BUILDING CODE 8TH EDITION-EXISTING
- 2023 FLORIDA PLUMBING CODE 8TH EDITION (F.P.C)
- 2023 FLORIDA MECHANICAL CODE 8TH EDITION (F.M.C)
- 2020 NATIONAL ELECTRICAL CODE (N.E.C)
- 2021 FLORIDA FIRE PREVENTION CODE 8TH EDITION/ NFPA 1 FIRE CODE 2021 EDITION
- NFPA 101, LIFE SAFETY CODE, 2021 EDITION
- NFPA 13 STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEM, 2021 EDITION

NOTES

"ALL NEW FACILITIES FOR THE DISTRIBUTION OF ELECTRICITY, TELEPHONE AND CABLE TELEVISION SHALL BE INSTALLED UNDERGROUND."

TO THE BEST OF THE ARCHITECT'S OR KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THIS SECTION AND CHAPTER 633, FLORIDA STATUTES.



2 SITE PLAN  
SCALE: 1"=50'

REVISIONS

1. DRC COMMENTS	09.27.23
2. DRC COMMENTS	00.00.24
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ALL IDEAS, DESIGN, ARRANGEMENTS, AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND PROPERTY OF THE ARCHITECT, AND WHERE CREATED, ENVELOPED, AND DEVELOPED FOR THE CLIENT, AND IN CONNECTION WITH THE SPECIFIED PROJECT, NONE OF SUCH IDEAS, DESIGN, ARRANGEMENTS, AND PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WITHOUT WRITTEN PERMISSION OF RWB LINARES ARCHITECTURE, INC.

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RWB  
Linares  
ARCHITECTURE

PROJECT # 21-035  
DATE PER ISSUANCE  
SHEET #

SP-1

SEAL

JUAN C. LINARES

P&Z

PZ23-14000005  
02/26/2025

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